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Hilltop Walk, Langley Park, DH7 9WQ
3 Bed - House - Mid Terrace
O.I.R.O £150,000

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Hilltop Walk

Langley Park, DH7 9WQ

Stylish Modern Home ** Sunny South-Facing Garden ** Ideal First-Time Buy or Family Home ** Parking Space & Visitor Bays **

Beautifully presented and ready to move straight into, this attractive modern home offers stylish, well-planned accommodation in a popular village setting, making it an ideal choice for first-time buyers, young families, or those looking to downsize.

The thoughtfully designed layout briefly comprises an inviting entrance hallway, convenient cloakroom/WC, contemporary fitted kitchen, and a spacious lounge/dining room with French doors opening onto the rear patio and garden—perfect for relaxing or entertaining.

To the first floor, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom/WC.

Externally, the property enjoys an elevated position with an open front garden and allocated parking space, while to the rear is a generously sized enclosed garden with a sunny southerly aspect, arranged over tiered sections to create a pleasant outdoor retreat.

Situated in the ever-popular semi-rural village of Langley Park, the property benefits from a range of local amenities including shops, eateries, pubs, and a primary school, while excellent transport links provide straightforward access across the region. Surrounded by attractive countryside yet remaining well connected, this location offers the perfect balance of village charm and everyday convenience.



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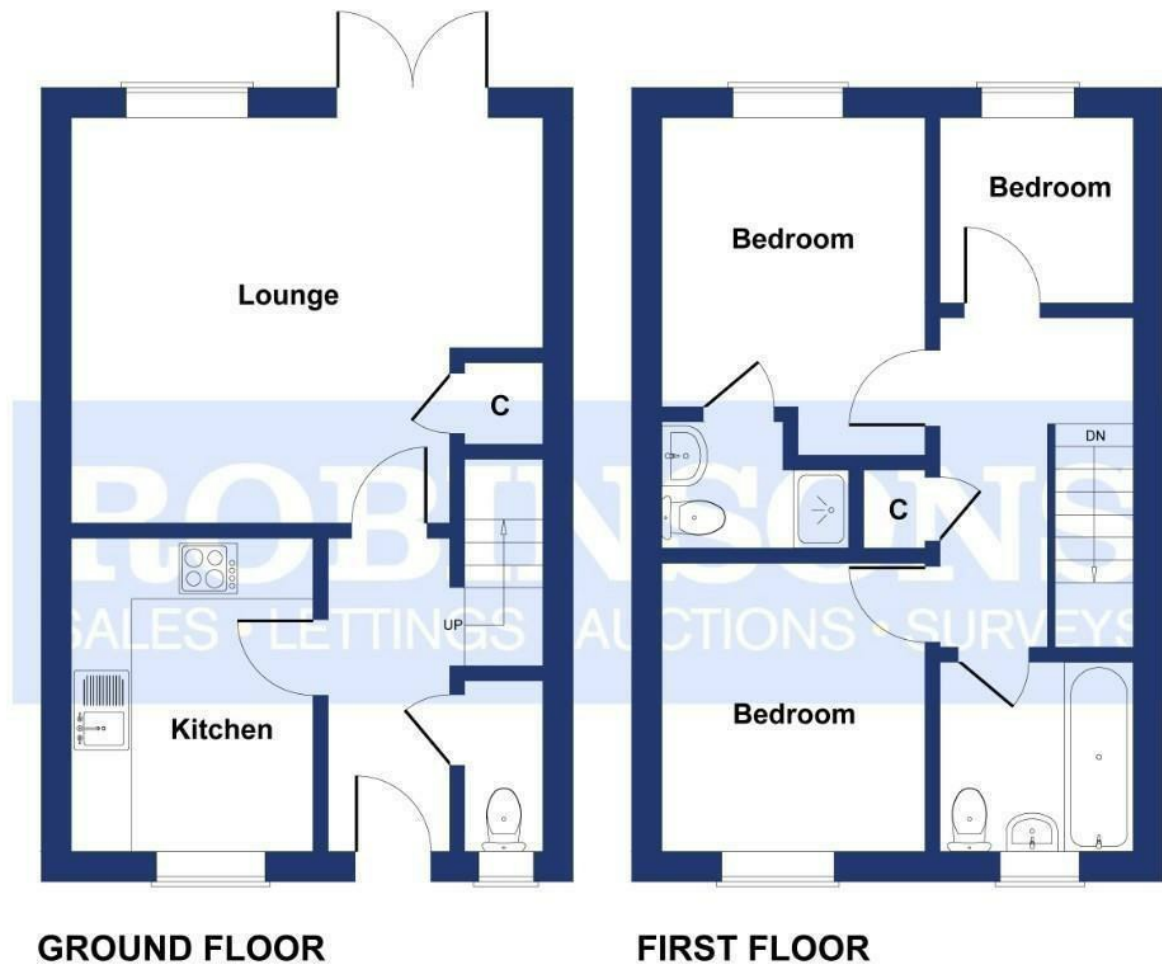


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Hilltop Walk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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